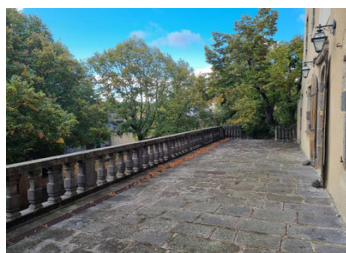


Beautiful Mansion



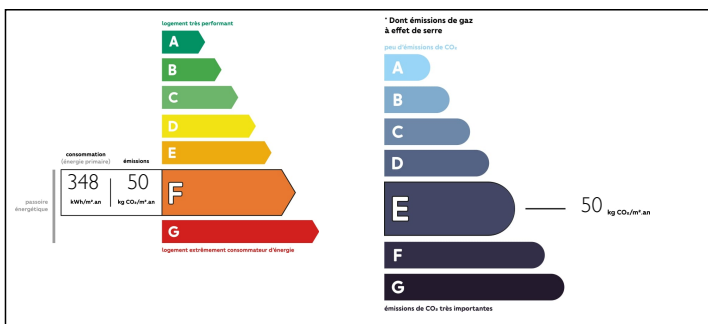
INFORMATION

Town:	Antoingt
Department:	Puy-de-Dôme
Bed:	4
Bath:	2
Floor:	405 m2
Plot Size:	2209 m2

IN BRIEF

This historic property, dating to 1650, sits on a 2209 m2 plot in Antoingt village. Offering around 405 m2 of space over two levels, plus an attic and cellar, it presents ample potential. The ground floor comprises an entrance hall, living and dining rooms, a kitchen, and vaulted hall. The first floor features three bedrooms and an independent apartment. The second floor offers a convertible attic. Outbuildings totaling 375 m2 and a charming fountain from 1819 complete the property. Renovation is required, but it's equipped with wood and oil-fired central heating and connected to mains drainage. Located near Issoire with amenities and access to the A75 motorway.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This stunning property, dating back to 1650, exudes character and offers vast potential. Situated on a 2209 m² plot with numerous outbuildings, it spans approximately 405 m² across two levels, with an attic and cellar covering the entire surface. Nestled in the heart of Antoingt village, it's perfect as a spacious family home or for a chambre d'hôtes/gîtes business.

Large gates open into the secluded garden and courtyard with a stone staircase leading to the 80m² terrace.

The ground floor features an entrance hall, living room, dining room, bathroom, and kitchen. A large vaulted hall leads to the first floor and cellar, with a room suitable for conversion nearby.

The first floor hosts three spacious bedrooms, a small room, and an independent apartment.

The second floor offers a convertible attic.

The property also includes several outbuildings totaling approximately 375 m² and a beautiful fountain from 1819.

In need of renovation, the house features wood and oil-fired central heating, and is connected to mains drainage.

Nestled in the picturesque village of Antoingt, at the heart of Auvergne, this property enjoys a charming setting surrounded by some of the region's most beautiful villages and towns. Additional amenities can be found in Issoire, just 8 km away, which boasts a train station and convenient access to the A75 motorway.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES